

HAMILTON DEVELOPMENT CORPORATION

Minutes

August 14, 2013

Welcome – B. Stein opened the meeting at 7:30 AM. HDC members Rick Mitchell, Bill Gisness, David Carey were present. Also present were Emilie Cadematore and David Geike of Wenham and planning coordinator, Kristine Cheetham.

Downtown Planning Grant Update – K. Cheetham reminded the members that the second focus group meeting for the planning grant would be held later that day, 5:30 PM, at the Henderson's Café with the Hamilton Wenham Merchants group. She distributed the agenda for the evening.

Waste Water Treatment Presentation – Dan Ottenheimer of Mill River Consulting attended the meeting to share his experience in working with municipalities as they install waste water treatment systems. He provided technical background, regulatory information and discussed strategies for Hamilton.

Waste water treatment systems have two different levels of permitting depending on the total gallons processed per day. The 10,000 gallon per day is a standard that separates the permits.

The groundwater capacity to absorb waste determines and drives development. In general he noted that roughly 2 sq. ft. of leaching was required per gallon processed.

Depending on the needs of community and/or project, the engineering can meet just about any level of processing that is required. The type of processing, primary or secondary, can be engineered. However, the determination of processing treatment is a decision that is likely to be left with the local public health boards, land use boards, the community and the financing.

He discussed how to create incentives for some property owners to hook up when the system was installed.

He addressed some of the costs associated with waste water treatment systems.

- Collection & Construction (Engineering)
- Leaching System (Land Purchase/Lease, Regulatory Needs and Construction)
- Connections (Local Plumbing)
- Management of Facility

K. Cheetham shared a list of general categories for Planning for Waste Water Treatment System. Those categories were as follows: Engineering, Location, Financing, Public Information, Regulatory Needs and Benefit Statement. He agreed that the list was a great start for the group. He noted that the community should be as open to researching all possibilities for locations, engineering and financing. He added that the technical side would require the following first steps:

First Steps

- Determine current usage; potential maximum usage
- Identify potential location(s) for facility
- Assess groundwater capacity for several sites

A few members of the HDC shared background on downtown planning in Hamilton with the consultant. Some studies of the potential for a septic system were completed roughly 5-8 years ago. There is a baseline of information available from which to begin.

R. Mitchell asked how the community can overcome the fears associated with the concept of waste water treatment? The sight, smell and sound are a few fears that come to mind.

Mr. Ottenheimer noted that the treatment facility is roughly 10% of the size of a leaching field. He also stated that the best method for success with a community is to have good information for the decision makers. He suggested that several communities on the South Shore have been investing in waste water treatment systems. He noted that the companies GHD and Wright Pierce were worth researching.

The members of the HDC thanked Mr. Ottenheimer for attending and offering his professional advice.

Adjourn: At 8:45 AM R. Mitchell made a motion to adjourn. D. Carey seconded. All voted in favor.